

KITITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926

CDS@CO.KITITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

"Building Partnerships – Building Communities"

PERMIT NUMBER: SG-10-00016

KITITAS 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

KITITAS COUNTY ENCOURAGES THE USE OF PRE-APPLICATION MEETINGS. PLEASE CONTACT COMMUNITY DEVELOPMENT SERVICES TO SET UP A PRE-APPLICATION MEETING TO DISCUSS A PROPOSED PROJECT.

PLEASE TYPE OR PRINT CLEARLY IN INK. ATTACH ADDITIONAL SHEETS AS NECESSARY. PURSUANT TO KCC 15A.03.030, A COMPLETE APPLICATION IS DETERMINED WITHIN 28 DAYS OF RECEIPT OF THE APPLICATION SUBMITTAL PACKET AND FEE. THE FOLLOWING ITEMS MUST BE ATTACHED TO THE APPLICATION PACKET:

REQUIRED FOR SUBMITTAL

- Unified Site Plan of existing lot lines and proposed lot lines with distances of all existing structures, well heads and septic drainfields.
- Signatures of all property owners.

OPTIONAL ATTACHMENTS

- An original survey of the current lot lines. (Please do not submit a new survey of the proposed adjusted or new parcels until after preliminary approval has been issued.)
- Legal descriptions of the proposed lots.
- Assessor Compass Information about the parcels.

APPLICATION FEE:

\$760 Administrative Segregation (\$630 CDS/\$130 FM)
___ SEGREGATED INTO 6 LOTS,

\$265 Major Boundary Line Adjustment (\$200 CDS/\$65 FM)
___ B LA BETWEEN PROPERTY OWNERS
___ BLA BETWEEN PROPERTIES IN SAME OWNERSHIP

\$50 COMBINATION
___ COMBINED AT OWNERS REQUEST

\$166 MINOR BOUNDARY LINE ADJUSTMENT (\$101 CDS/\$65 FM)
___ B LA BETWEEN PROPERTY OWNERS
___ BLA BETWEEN PROPERTIES IN SAME OWNERSHIP

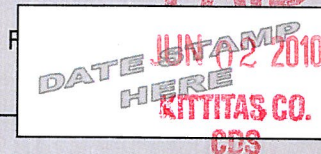
FOR STAFF USE ONLY

APPLICATION RECEIVED BY:
(CDS STAFF SIGNATURE)

X [Signature]

DATE:

06-02-10



NOTES: _____

**1. Name, mailing address and day phone of land owner(s) of record:
*Landowner(s) signature(s) required on application form.***

Name: THREE B FARMS
Mailing Address: 771 HUNGRY JUNCTION ROAD
City/State/ZIP: ELLENSBURG WA 98926
Day Time Phone: ENCOMPASS (509) 674-7433
Email Address: _____

**2. Name, mailing address and day phone of authorized agent, if different from land owner of record:
*If an authorized agent is indicated, then the authorized agent's signature is required for application submittal.***

Agent Name: _____
Mailing Address: _____
City/State/ZIP: _____
Day Time Phone: _____
Email Address: _____

3. Street address of property:

Address: HUNGRY JUNCTION ROAD
City/State/ZIP: ELLENSBURG WA 98926

4. Zoning Classification: AG-20

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

18-18-21010-0003 (406233)
128.91 ACRES

**New Acreage
(Survey Vol. _____, Pg _____)**
20.02 ACRES, 20.03 ACRES
20.07 ACRES, 21.23 ACRES
27.53 ACRES AND
20.03 ACRES

Applicant is: Owner Purchaser Lessee Other

See Attached
Owner Signature Required for Signature

Applicant Signature (if different from owner)

Treasurer's Office Review

Tax Status: _____

By: _____
Kittitas County Treasurer's Office

Date: _____

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) 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)
- () This BLA meets the requirements of Kittitas County Code (Ch. 16.08.055).

Card #: _____

Parcel Creation Date: _____

Last Split Date: _____

Current Zoning District: _____

Review Date: _____

By: _____

**Survey Approved: _____

By: _____

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.

NOTE:

BOUNDARY LINE ADJUSTMENT DEFINITION IN KITTITAS COUNTY CODE 16.08.055: Boundary line adjustments are not intended to make changes that result in increased development or density otherwise regulated by applicable land use codes. The resulting legal descriptions shall incorporate the original legal descriptions and the resulting change to those descriptions.

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

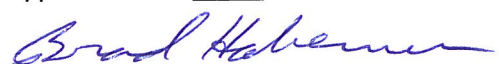
Community Development Services
 Kittitas County Permit Center
 411 N Ruby, Suite 2
 Ellensburg, WA 98926

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.

THREE B FARMS _____ % ENCOMPASS ENGINEERING AND SURVEYING _____
 Property Owner Name _____ Mailing Address, City, State, ZIPcode _____
 674-7433 _____ Zoning Classification AG -20 _____
 Contact Phone _____ (required)

Original Parcel Number(s) & Acreage (1 parcel number per line)	Action Requested	New Acreage (Survey Vol. _____, Pg _____)
18-18-21010-0003 (129.28)	<input checked="" type="checkbox"/> SEGREGATED INTO <u>6</u> LOTS	20 \pm
_____	<input type="checkbox"/> "SEGREGATED" FOR MORTGAGE PURPOSES ONLY	20 \pm
_____	<input type="checkbox"/> SEGREGATED FOREST IMPROVEMENT SITE	20 \pm
_____	<input type="checkbox"/> ELIMINATE (SEGREGATE) MORTGAGE PURPOSE ONLY PARCEL	20 \pm
_____	<input type="checkbox"/> BOUNDARY LINE ADJUSTMENT BETWEEN PROPERTY OWNERS	20 \pm
_____	<input type="checkbox"/> BOUNDARY LINE ADJUSTMENT BETWEEN PROPERTIES IN SAME OWNERSHIP	20 \pm
_____	<input type="checkbox"/> COMBINED AT OWNERS REQUEST	_____

Applicant is: Owner _____ Purchaser _____ Lessee _____ Other _____

 Owner Signature Required _____ Applicant Signature (if different from owner) _____

Treasurer's Office Review

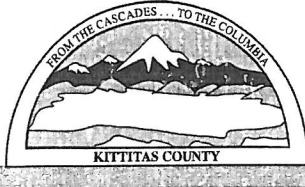
Tax Status: _____ By: _____ Date: _____
 Kittitas County Treasurer's Office

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: _____
 Review Date: _____ By: _____
 **Survey Approved: _____ By: _____

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



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 5, 2009

Encompass Engineering
108 East 2nd Street
Cle Elum WA 98922

RE: Three B Farms Boundary Line Adjustment, File Number BL-08-00060

Parcel Number: 10583 (18-18-16000-0015), 406233 (18-18-21010-0003), and 436233 (18-18-21010-0007)

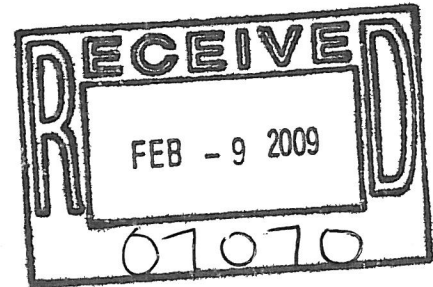
To the Applicant,

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 Thursday, February 05, 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: #190

\$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

BL 08-00060

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.

THREE B FARMS/ JAMES MILLER

% ENCOMPASS ENGINEERING AND SURVEYING

Property Owner Name

Mailing Address, City, State, ZIPcode

674-7433

Zoning Classification AG -20

Contact Phone

(required)

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

Action Requested

New Acreage
(Survey Vol. ____, Pg ____)

18-18-21010-0003 (77.80 AC)

SEGREGATED INTO ____ LOTS

129.31 AC

18-18-16000-0015 (211.51 AC)

"SEGREGATED" FOR MORTGAGE PURPOSES ONLY

160 AC

18-18-21010-0007 (5.00 AC)

SEGREGATED FOREST IMPROVEMENT SITE

5.00 AC

ELIMINATE (SEGREGATE) MORTGAGE PURPOSE ONLY PARCEL

BOUNDARY LINE ADJUSTMENT BETWEEN PROPERTY OWNERS

BOUNDARY LINE ADJUSTMENT BETWEEN PROPERTIES IN SAME OWNERSHIP

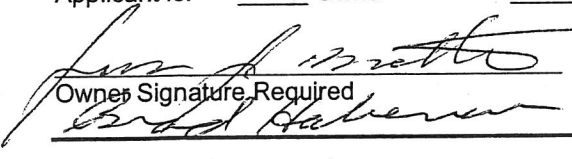
COMBINED AT OWNERS REQUEST

Applicant is: Owner

Purchaser

Lessee

Other


Owner Signature Required

Applicant Signature (if different from owner)

Treasurer's Office Review

Tax Status: paid 2008

By: Linda J. Dinit
Kittitas County Treasurer's Office

Date: 2-5-09

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: _____

Review Date: 1/29/2009

By: Jill Watson

**Survey Approved: 2/5/2009

By: Jill Watson

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

Survey recorded B36/P19

BOUNDARY LINE ADJUSTMENT SURVEY

A PTN OF THE W1/2 OF SECTION 16, T.18N., R.18E., &
A PTN OF THE NE1/4 OF SECTION 21, T.18N., R.18E., W.M.
KITITAS COUNTY, STATE OF WASHINGTON

NOTES:

1. THIS SURVEY WAS PERFORMED USING A NIKON DTM 522 THREE SECOND 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 UNDER CLOSURE AFTER AZIMUTH ADJUSTMENT.
2. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EMBLEMENTS OF RECORD OR OTHERWISE.
3. FOR SECTION SUBDIVISION, CORNER DOCUMENTATION AND ADDITIONAL RECORD INFORMATION, SEE BOOK 20 OF SURVEYS AT PAGE 57798, BOOK 30 OF SURVEYS AT PAGE 14, UNDER AUDITOR'S FILE NO. 20040300031 AND THE SURVEYS REFERENCED THEREON.
4. THE PURPOSE OF THIS SURVEY IS TO DELINEATE THE EXISTING BOUNDARY LINES OF TAX PARCELS (10983) 18-18-1600-0015, (48023) 18-18-1610-003 AND (28823) 18-18-21010-0007 AND ADJUST THE BOUNDARIES TO THE CONFIGURATION SHOWN HEREON. IT WAS NOT WITHIN THE SCOPE OF THIS PROJECT TO SET ALL LOT CORNERS.

EXISTING LEGAL DESCRIPTIONS:

ASSESSOR'S PARCEL NUMBER 10983:
THE WEST HALF OF SECTION 16, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M., IN THE COUNTY OF KITITAS, STATE OF WASHINGTON, EXCEPT 1. THAT PORTION THEREOF LYING NORTH OF THE CASCADE CANAL RIGHT OF WAY, 2. RIGHT OF WAY FOR FAUST COUNTY ROAD ALONG THE EAST BOUNDARY THEREOF, AND RIGHT OF WAY FOR HUNGRY JUNCTION COUNTY ROAD ALONG THE WEST BOUNDARY THEREOF, AND 3. THAT PORTION OF THE EAST BOUNDARY THEREOF, AND 4. THAT PORTION OF THE SOUTH BOUNDARY THEREOF, BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M., IN THE COUNTY OF KITITAS, STATE OF WASHINGTON.

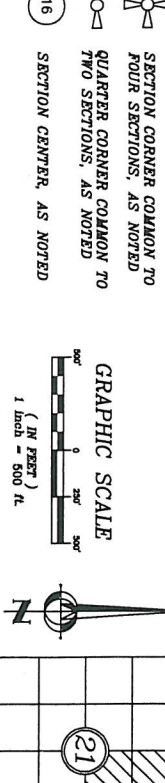
ASSESSOR'S PARCEL NUMBER 406233:
THE NORTH HALF OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M., IN THE COUNTY OF KITITAS, STATE OF WASHINGTON, EXCEPT THE WEST HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER AND EXCEPT THE WEST 498.40 FEET OF THE NORTH 498.40 FEET OF THE NORTH HALF OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M., KITITAS COUNTY, WASHINGTON.

AND
THE SOUTHWESTLY 332.90 FEET, WHEN MEASURED AT RIGHT ANGLES THEREOF OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M., KITITAS COUNTY, WASHINGTON.

ASSESSOR'S PARCEL NUMBER 436233:
PARCEL F OF THAT CERTAIN SURVEY AS RECORDED AUGUST 12, 1993 IN BOOK 18 OF SURVEYS AT PAGE 128, UNDER AUDITOR'S FILE NUMBER 562274, RECORDS OF KITITAS COUNTY, WASHINGTON, BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M., KITITAS COUNTY, STATE OF WASHINGTON.

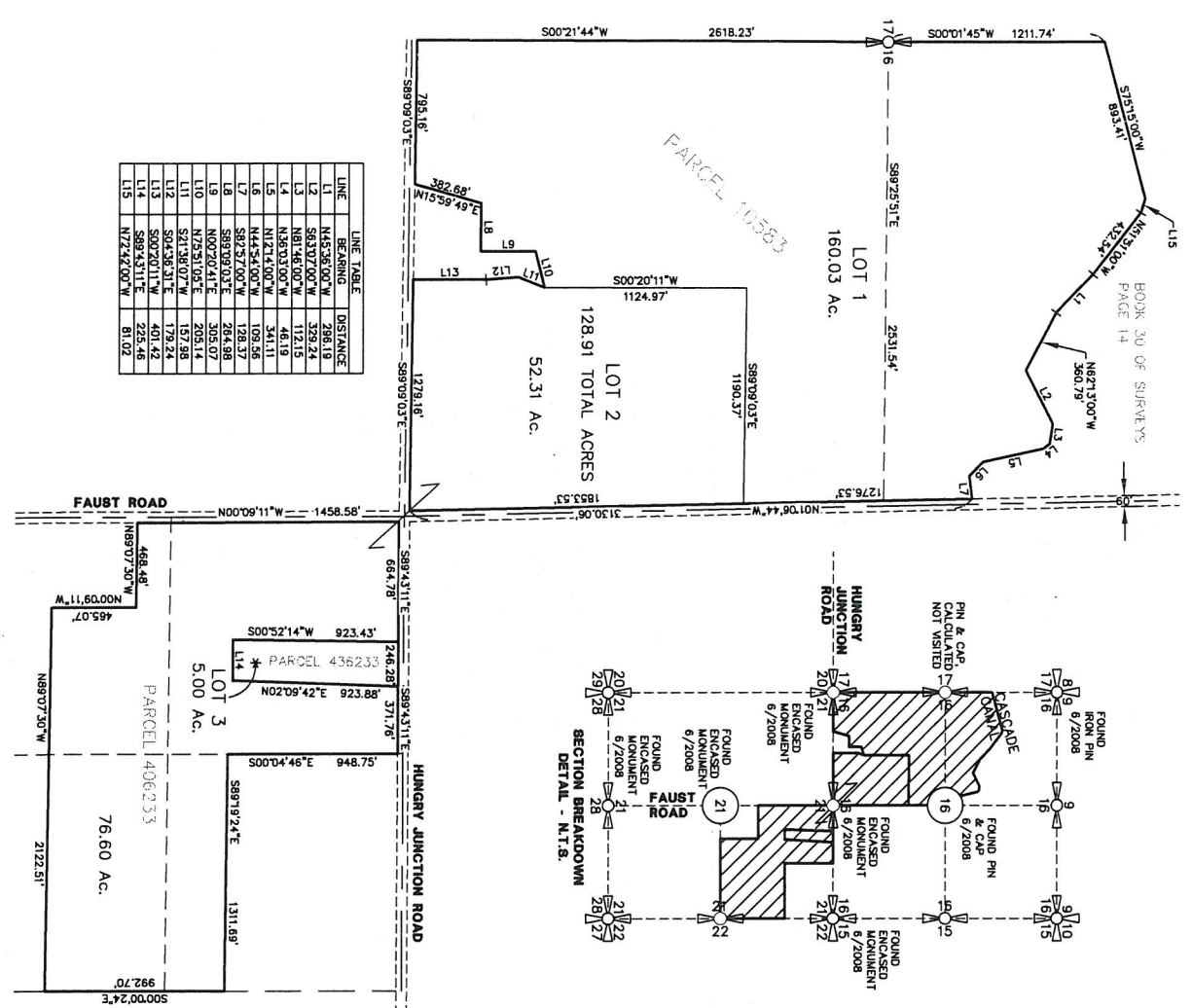
NOTE:
THE EXISTING UTILITIES AS SHOWN ARE ONLY APPROXIMATE AND ARE BASED ON THE BEST AVAILABLE INFORMATION. IT SHALL BE THE RESPONSIBILITY OF THE SURVEYOR TO VERIFY THE SIZE, TYPE, LOCATION, AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO STARTING CONSTRUCTION, AND INFORM THE DESIGN ENGINEER OF ANY DISCREPANCIES.

Call Before You Dig
1-800-553-4344



BOUNDARY LINE ADJUSTMENT SURVEY
THIS PARCEL IS PART OF THE PARCELS SHOWN IN THE RECORDED SURVEY OF THE EAST HALF OF SECTION 16, T. 18N., R. 18E., & PTN OF NE1/4 OF SECTION 21, T. 18N., R. 18E., W.M., KITITAS COUNTY, WASHINGTON.

CHKD BY	DATE	JOB NO.	SHEET
D. NELSON	02/2009	07070	1 OF 1



LINE	BEARING	DISTANCE
L1	N45°26'00"W	329.19
L2	S83°07'00"W	329.24
L3	N81°46'00"W	112.15
L4	N36°03'00"W	46.19
L5	N121°4'00"W	341.11
L6	N43°43'00"W	109.56
L7	S82°37'00"W	128.37
L8	S83°07'00"E	264.96
L9	N00°20'41"E	205.17
L10	S71°36'07"W	157.58
L11	S64°36'31"E	129.24
L12	S00°20'11"W	401.42
L13	S89°43'11"E	225.46
L15	N72°42'00"W	81.02

RECORDER'S CERTIFICATE

Filed for record this day of 20..... at M in book of at page at the request of

DAVID P. NELSON
Surveyor's Name

GERALD V. PETTIT
County Auditor

Deputy County Auditor

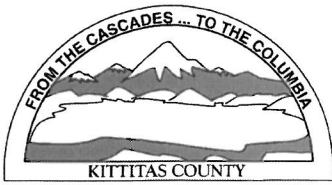
SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by me or under my direction in conference with the requirements of the Survey Recording Act of the State of Washington, Chapter 208.

DAVID P. NELSON
Certificate No. 18092

Encompass
ENGINEERING & SURVEYING

108 EAST 2ND STREET
CLE ELUM, VA 98922
PHONE: (509) 674-7433
FAX: (509) 674-7419



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

RECEIPT NO.: 00007899

COMMUNITY DEVELOPMENT SERVICES
(509) 962-7506

PUBLIC HEALTH DEPARTMENT
(509) 962-7698

DEPARTMENT OF PUBLIC WORKS
(509) 962-7523

Account name: 020176

Date: 6/2/2010

Applicant: THREE-B FARMS

Type: check # 21163

<u>Permit Number</u>	<u>Fee Description</u>	<u>Amount</u>
SG-10-00016	ADMINISTRATIVE SEGREGATION	630.00
SG-10-00016	FM ADMINISTRATIVE SEGREGATION	130.00
	Total:	760.00