

KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

"Building Partnerships – Building Communities"

SG-11-00004

ADMINISTRATIVE PARCEL SEGREGATION

(Segregation of lots 20 acres or larger, as defined by KCC 16.08.015)

Please type or print clearly in ink. Attach additional sheets as necessary. Pursuant to KCC 15A.03.040, 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 ATTACHMENTS

Note: a separate application must be filed for each segregation request.

- Unified Site Plan of existing lot lines and proposed lot lines with distances of all existing structures, access points, well heads and septic drainfields.
- Signatures of all property owners.
- A narrative project description with at minimum the following information: project size, location, water supply, sewage disposal and all qualitative features of the proposal; include every element of the proposal in the description.
- SEPA Checklist (if not exempt per KCC 15.04 or WAC 197-11-800)
 - Please pick up a copy of the SEPA Checklist if required)
- For **preliminary approval**, please submit a sketch containing the following elements.
 1. Identify the boundary of the segregation:
 - a. The boundary lines and dimensions
 - b. Sub-Parcel identification (i.e. Parcels A, B, C or Lots 1, 2, 3, etc.)
 2. Show all existing buildings, well heads and drain fields and indicate their distances from the original exterior property lines AND from the proposed property lines. If you have a copy of an original survey, please attach. A new survey will not be needed until preliminary approval has been granted.
 3. Provide legal descriptions for each proposed tax parcel and identify by letter or number use on the map. Example: Parcel
 4. 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.
- For **final approval** (not required for initial application): submit a recorded survey with legal description.



APPLICATION FEES:

630.00 Kittitas County Community Development Services (KCCDS)

115.00 Kittitas County Department of Public Works

130.00 Kittitas County Fire Marshal

\$875.00 Total fees due for this application (One check made payable to KCCDS)

FOR STAFF USE ONLY

Application Received By (CDS Staff Signature):

[Handwritten signature]

DATE: 06-13-11

RECEIPT # 11248

PAID
JUN 13 2011
KITTTITAS CO.
CDS

DATE STAMP IN BOX

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.)
- Assessor COMPAS Information about the parcels.

GENERAL APPLICATION INFORMATION

1. Name, mailing address and day phone of land owner(s) of record:

Landowner(s) signature(s) required on application form.

Name: H&C TRUST

Mailing Address: 1290 CHRISTENSEN ROAD

City/State/ZIP: ELLENSBURG WA 98926

Day Time Phone: HENRY HEEREN (509) 968-9625

Email Address: _____

2. Name, mailing address and day phone of authorized agent, if different from landowner of record:

If an authorized agent is indicated, then the authorized agent's signature is required for application submittal.

Agent Name: PHIL CARDWELL

Mailing Address: 21517 62ND ST NE

City/State/ZIP: GRANITE FALLS, WA 98252

Day Time Phone: (360) 691-0239 (425) 387-0843

Email Address: threeblackdogs@netscape.com

3. Name, mailing address and day phone of other contact person

If different than land owner or authorized agent.

Name: _____

Mailing Address: _____

City/State/ZIP: _____

Day Time Phone: _____

Email Address: _____

4. Street address of property:

Address: 1290 CHRISTENSEN ROAD

City/State/ZIP: ELLENSBURG WA 98926

5. Legal description of property (attach additional sheets as necessary):

PORTION OF THE NE 1/2 OF SECTION 33, TOWNSHIP 18 N., RANGE 20 E., W.M.

6. Property size: 57.50 (ASSESSOR'S RECORDS) 57.44 (SURVEY) (acres)

7. Land Use Information: Zoning: AG-20 Comp Plan Land Use Designation: RURAL

8. Existing and Proposed Lot Information:

Original Parcel Number & Acreage
(1 parcel number per application)

18-20-33000-0001 (235134) 57.44 AC.

New Acreage (1 parcel per line)
(Survey Vol. ____, Pg ____)

28.72 ACRES

28.72 ACRES

APPLICANT IS: OWNER PURCHASER LESSEE OTHER

AUTHORIZATION

9. Application is hereby made for permit(s) to authorize the activities described herein. I certify that I am familiar with the information contained in this application, and that to the best of my knowledge and belief such information is true, complete, and accurate. I further certify that I possess the authority to undertake the proposed activities. I hereby grant to the agencies to which this application is made, the right to enter the above-described location to inspect the proposed and or completed work.

All correspondence and notices will be transmitted to the Land Owner of Record and copies sent to the authorized agent or contact person, as applicable.

Signature of Authorized Agent:

Signature of Land Owner of Record

(REQUIRED if indicated on application)

(Required for application submittal):

X _____ (date) _____

X Henry C. Heeren 5-8-11

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

TREASURER'S OFFICE REVIEW

Tax Status: _____ By: _____ Date: _____

COMMUNITY DEVELOPMENT SERVICES REVIEW

() This Administrative Segregation meets the requirements of Kittitas County Code (Ch. 16.08.015).

Deed Recording Vol. _____ Page _____ Date _____

Card #: _____

Parcel Creation Date: _____

Last Split Date: _____

Current Zoning District: _____

Preliminary Approval Date: _____

By: _____

Final Approval Date: _____

By: _____

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Original Parcel Number & Acreage
(1 parcel number per application)

18-20-33000-0001 (235134) 57.44 AC.

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(Survey Vol. _____ Pg. _____)

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AUTHORIZATION

All correspondence and notices will be transmitted to the Land Owner of Record and copies sent to the authorized agent or contact person, as applicable.

Signature of Authorized Agent:

(REQUIRED if indicated on application)

X Brian Caldwell (date) 6-3-11

Signature of Land Owner of Record

(Required for applications submitted):

X _____ (date)

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

TREASURER'S OFFICE REVIEW

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Deed Recording Vol. _____ Page _____ Date _____

Card #: _____ Parcel Creation Date: _____

Last Split Date: _____ Current Zoning District: _____

Preliminary Approval Date: _____ By: _____

Final Approval Date: _____ By: _____



Together with
Baima & Holmberg

H&C TRUST PARCEL SEGREGATION PROJECT OVERVIEW

OVERVIEW:

The purpose of this application is to segregate Kittitas County Parcel Number 235134 (18-20-33000-0001) consisting of 57.44 acres (57.50 acres per Assessor's Records) into two parcels of 28.72 acres each. The subject property is located within the Agriculture 20 (AG-20) Zone and Rural Land Use of Kittitas County.

UTILITIES:

The parcels are currently individual septic tank and drain field and individual/shared wells.

COMMENTS:

Attached are copies of the preliminary Segregation survey for your review and comment.

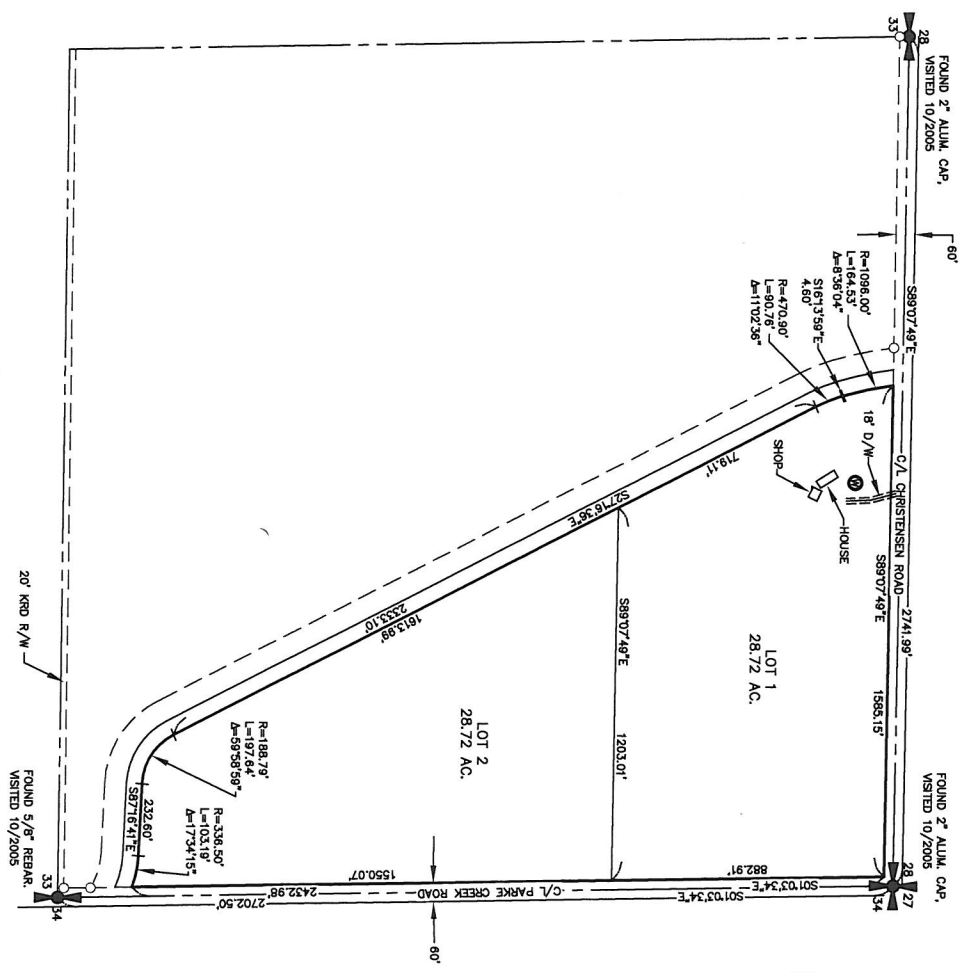
PLEASE PROVIDE ENCOMPASS ENGINEERING AND SURVEYING WITH COPIES OF ALL CORRESPONDENCE REGARDING THIS SEGREGATION APPLICATION



Western Washington Division
165 NE Juniper St., Ste 201, Issaquah, WA 98027
Phone: (425) 392-0250 Fax: (425) 391-3055

Eastern Washington Division
108 East 2nd Street, Cle Elum, WA 98922
Phone: (509) 674-7433 Fax: (509) 674-7419

RECORD OF SURVEY
 A PORTION OF THE NORTHEAST 1/4 OF SECTION 33,
 TOWNSHIP 18 NORTH, RANGE 20 EAST, W.M.,
 KITITAS COUNTY, WASHINGTON



- NOTES:**
1. THE PURPOSE OF THIS SURVEY IS TO IDENTIFY THE EXTERIOR BOUNDARY OF KITITAS COUNTY TAX PARCEL NUMBER 18-20-13000-0001 (231324) AND SEGREGATE THE PARCEL TO THE CONFIGURATION SHOWN HEREON IN ACCORDANCE WITH KITITAS COUNTY CODE CHAPTER 18.08.015. IT IS NOT WITHIN THE SCOPE OF THIS SURVEY TO SET THE PROPERTY CORNERS.
 2. THIS SURVEY WAS PERFORMED USING A TRIMBLE S6 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 ADJUSTMENT.
 3. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. THEREFORE IT DOES NOT PURPORT TO SHOW ALL EASEMENTS, ENCUMBRANCES OR RESTRICTIONS OF RECORD OR OTHERWISE.
 4. FOR ADDITIONAL SURVEY INFORMATION, SEE SURVEY BOOK 32, PAGE 51, AUDITOR'S FILE NUMBER 200601240049 AND THE SURVEY'S REFERENCED THEREON. ALL RECORDS OF KITITAS COUNTY, STATE OF WASHINGTON.

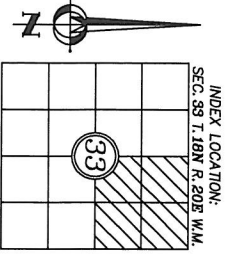
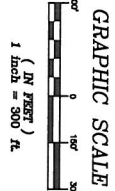
EXISTING LEGAL DESCRIPTION:

THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 18 NORTH, RANGE 20 EAST, W.M., IN THE COUNTY OF KITITAS, STATE OF WASHINGTON, EXCEPT:

1. TRACTS OF LAND CONVERTED BY ELIZABETH H. MCCOULEY, A WIDOW, TO KITITAS RECREATION DISTRICT, DEED DATED SEPTEMBER 1, 1931, RECORDED IN BOOK 49 OF DEEDS, PAGE 542;
2. A TRACT OF LAND 10 FEET IN WIDTH CONVERTED BY ELIZABETH H. MCCOULEY, A WIDOW, TO BANK OF AMERICA, DEED DATED SEPTEMBER 28, 1933, AND RECORDED IN BOOK 43 OF DEEDS, PAGE 186;
3. RIGHT OF WAY FOR PARKE CREEK COUNTY ROAD AND CHRISTENSEN COUNTY ROAD;
4. THAT PORTION OF THE NORTHEAST QUARTER OF SAID SECTION LIVING SOUTH AND WEST OF THE NORTH BRANCH OF THE HIGHLINE CREEK, TOGETHER WITH ALL WATER RIGHTS AND IRRIGATION DITCHES, IF ANY, APPURTENANT THEREON.

LEGEND

- SECTION CORNER, AS NOTED
- QUARTER CORNER, AS NOTED
- FOUND IRON ROD & CAP, L.S.# 18092
- EXISTING WELL



RECORDER'S CERTIFICATE

FILED FOR RECORD THIS _____ DAY OF _____ 20____ AT _____ M.
 IN BOOK _____ OF _____ AT PAGE _____ AT THE REQUEST OF
 _____ SURVEYOR'S NAME
 DAVID P. NELSON
 _____ COUNTY AUDITOR
 _____ 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 RECORING ACT AT THE REQUEST OF _____ TRUST
 IN _____ MAY _____ 2011.
 _____ DAVID P. NELSON
 _____ CERTIFICATE NO. 18092 _____ DATE

Encompass
 ENGINEERING & SURVEYING

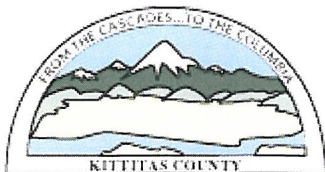
Western Washington Division
 165 NE Juniper Street, Suite 201 • Issaquah, WA 98027 • Phone: (425) 392-0250 • Fax: (425) 391-3055
 Eastern Washington Division
 108 East 2nd Street • Cle Elum, WA 98922 • Phone: (509) 674-7433 • Fax: (509) 674-7419

SEGREGATION SURVEY

PREPARED FOR
 H&C TRUST

DWN BY	DATE	JOB NO.
KITITAS COUNTY	06/20/11	11047
G. WEISER	SCALE	SHEET
CHKD BY	1" = 300'	1 OF 1
D. NELSON		

A PORTION OF THE NORTHEAST 1/4, SECTION 33,
 TOWNSHIP 18 NORTH, RANGE 20 EAST, W.M.,
 WASHINGTON



Marsha Weyand
Assessor

Kittitas County 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: 235134
Map Number: 18-20-33000-0001
Situs: 01290 CHRISTENSEN RD ELLENSBURG
Legal: ACRES 57.50; CD. 11302-1; PTN NE1/4; SEC 33, TWP 18, RGE 20~

Ownership Information

Current Owner: H&C TRUST
Address: 1290 CHRISTENSEN RD
City, State: ELLENSBURG WA
Zipcode: 98926-

Assessment Data

Tax District: 26
Land Use/DOR Code: 83
Open Space: YES
Open Space Date: 1/1/1977
Senior Exemption:
Deeded Acres: 57.5
Last Revaluation for Tax Year: 2011

Market Value

Land: 165,500
Imp: 105,980
Perm Crop: 0
Total: 271,480

Taxable Value

Land: 17,550
Imp: 105,980
Perm Crop: 0
Total: 123,530

Sales History

Date	Book & Page	# Parcels	Grantor	Grantee	Price
08-05-2005	2005-2029	1	HEEREN, HENRY C ETUX	H & C TRUST	
03-01-1999	7564	2	HARRINGTON, CARL R. ETUX	HEEREN, HENRY C ETUX	170,000
02-01-1995	39862	2	CLERF, HOWARD F. ETUX	HARRINGTON, CARL R. ETUX	38,000



Building Permits

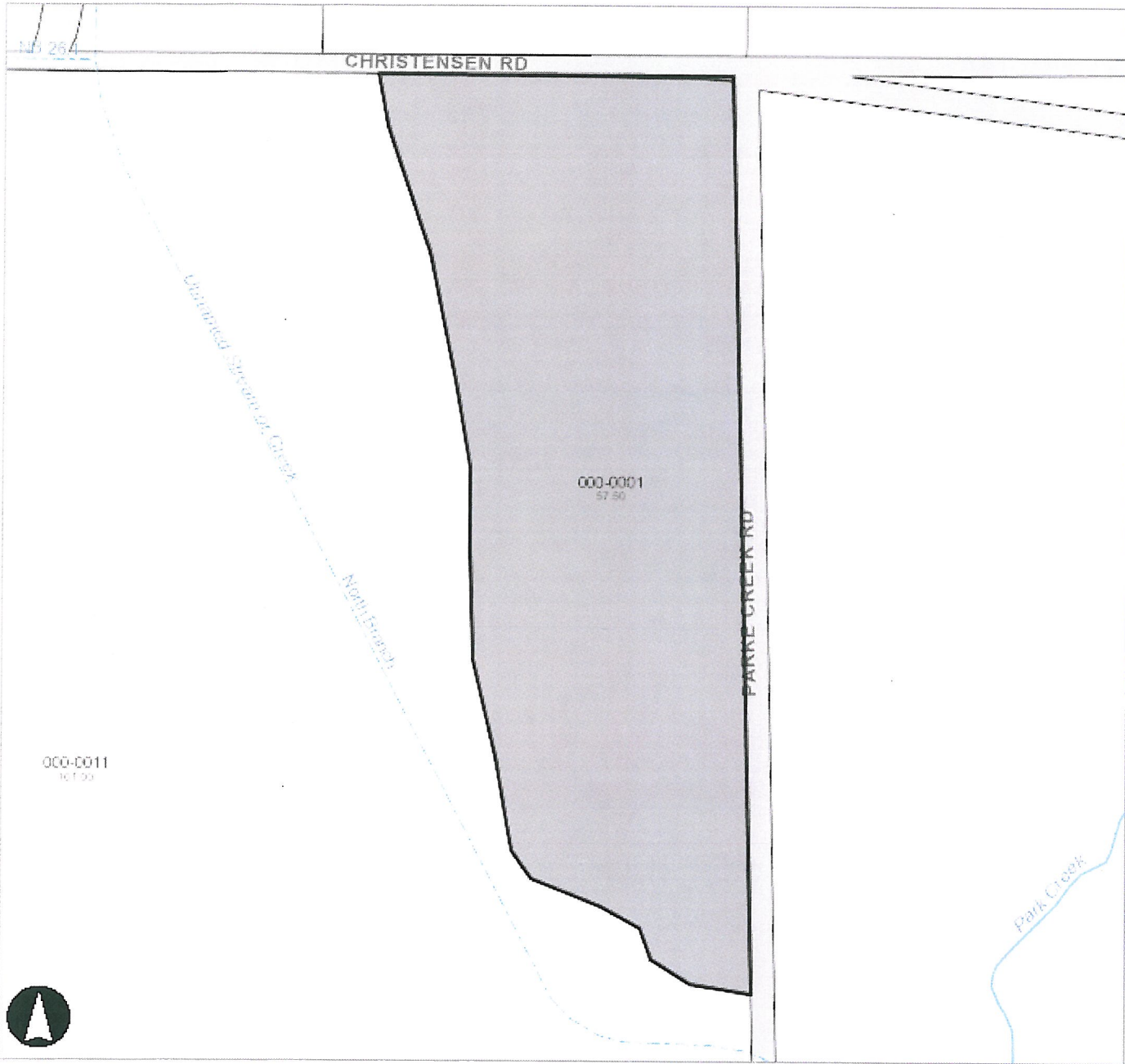
Permit No.	Date	Description	Amount
99-04019	04/07/1999	RESOB GARAGE 1080 SF	20,250

5 Year Valuation Information

Year	Billed Owner	Land	Impr.	PermCrop Value	Total	Exempt	Taxable	Taxes
2011	H&C TRUST	17,550	105,980	0	123,530	0	123,530	View Taxes
2010	H&C TRUST	1,540	111,320	0	112,860	0	112,860	View Taxes
2009	H&C TRUST	1,540	111,320	0	112,860	0	112,860	View Taxes
2008	H&C TRUST	1,540	111,320	0	112,860	80,940	30,940	View Taxes
2007	H & C TRUST	1,540	111,320	0	112,860	80,940	30,940	View Taxes
2006	HEEREN, HENRY C ETUX	30,000	80,750	0	110,750	80,750	29,650	View Taxes

Parcel Comments

JOB# 11047



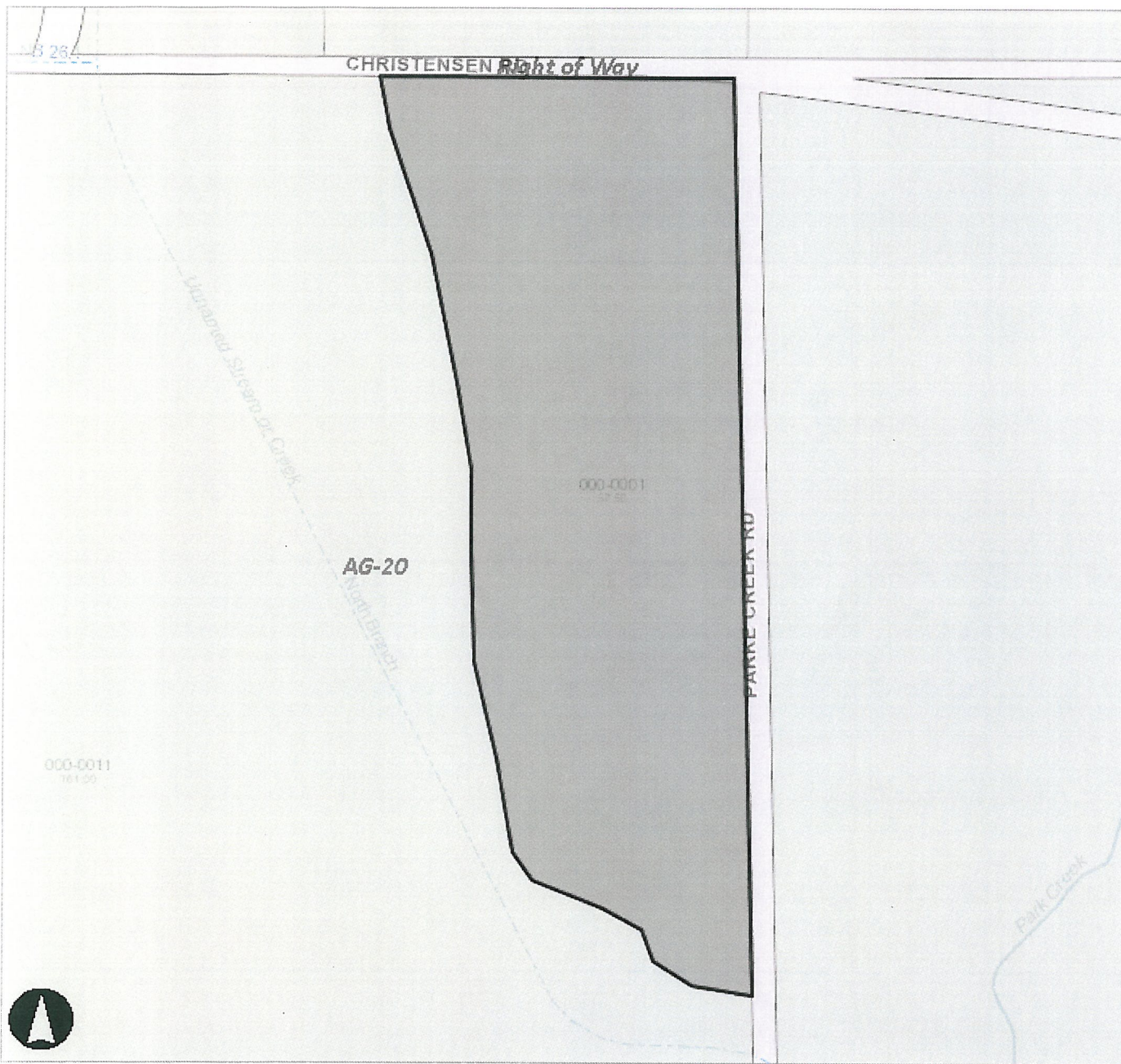
Map Center: Township:18 Range:20 Section:33

Kittitas County 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, its use, or its interpretation. Kittitas County does not guarantee the accuracy of the material contained herein and is not responsible for any use, misuse or representations by others regarding this information or its derivatives.



JOB# 11047 ZONE



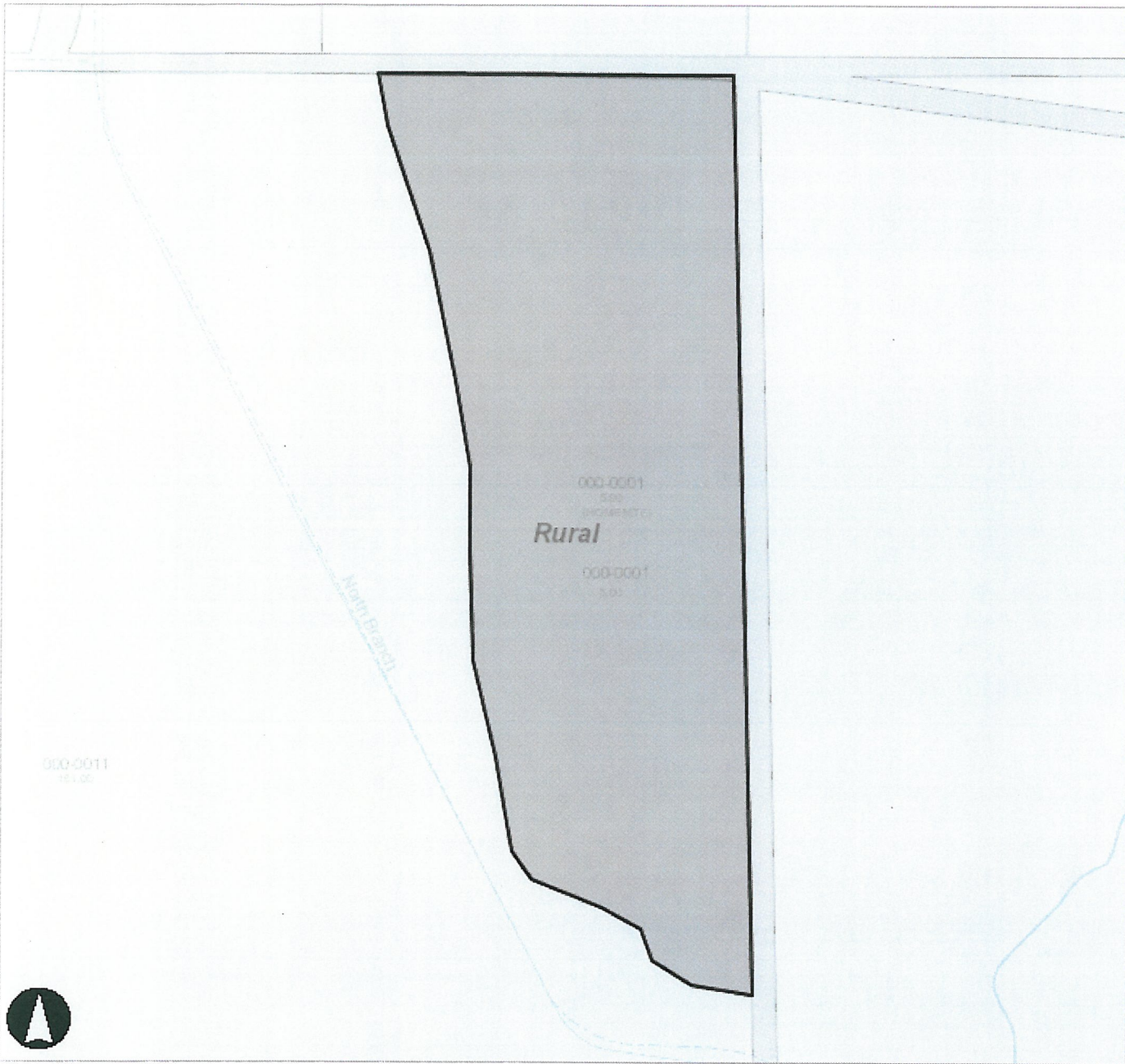
Map Center: Township:18 Range:20 Section:33

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JOB# 11047 LAND USE



Map Center: Township:18 Range:20 Section:33

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Letter of Transmittal



Together with
Baima & Holmberg

Western Washington Division
165 NE Juniper St., Suite 201, Issaquah, WA 98027
Tel (425) 392-0250 Fax (425) 391-3055

Eastern Washington Division
108 East 2nd Street, Cle Elum, WA 98922
Tel (509) 674-7433 Fax (509) 674-7419

To: KITTITAS COUNTY CDS
ELLENSBURG WA 98926

Date: 6-13-11

Job No. 11047

Attn:

Re: H&C TRUST SEGREGATION

WE ARE SENDING YOU Attached Under separate cover via overnight mail/regular mail the following items:

PRINTS	PLANS	SHOP DRAWINGS	COPY OF LETTER	CHANGE ORDER	SAMPLES	SPECIFICATIONS	SUBMITTAL

COPIES	DATE	NO.	DESCRIPTION
3		1	COPIES OF PRELIMINARY SURVEY
1		1	8 ½ X 11 COPY OF SURVEY
1		4	ASSESSOR INFORMATION
3		1	OVERVIEW LETTER (COPIES FOR OTHER DEPARTMENTS IF NEEDED)
1			APPLICATION FOR SEGREGATION
1			PUBLIC DISCLOSURE STATEMENT AND SUBMITTAL FEE

THESE ARE TRANSMITTED as checked below:

- For approval
 Approved as submitted
 Resubmit ____ copies for approval
 For signature
 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

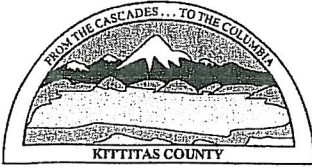


REMARKS:

THE SURVEY WILL BE RECORDED AFTER PRELIMINARY APPROVAL

Signature: Gregg Jensen Title: ENGR. & SURV. TECH.

Copy to: File



KITITITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITITITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

PUBLIC DISCLOSURE REQUEST FORM

All records maintained by state and local agencies are available for public inspection unless they are specifically exempted by law. You are entitled to access to public records, under reasonable conditions, and to copies of those records upon paying the costs of making the copy. In most cases, you do not have to explain why you want the records. An agency may require information necessary to establish if disclosure would violate certain provisions of law.

Name	Encompass Engineering & Surveying			
	First	Last	MI	
Address	108 East 2nd Street Cle Elum WA 98922			
	Street or P.O. Box	City	State	Zip Code
Phone Number	(509) 674-7433			

You should make your request as specific as possible; it helps the agency to identify specific records you wish to inspect.

I am requesting public disclosure of

All past and future County correspondence related to this project that is normally sent to the applicant.
PLEASE EMAIL ALL DOCUMENTS TO information@encompasses.net AS WELL AS HARD COPIES TO ADDRESS ABOVE.

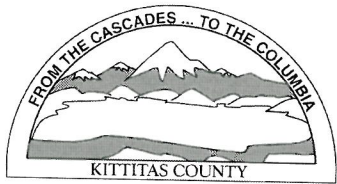


Job # 11047 H&C Trust Segregation

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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



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

RECEIPT NO.: 00011248

COMMUNITY DEVELOPMENT SERVICES
(509) 962-7506

PUBLIC HEALTH DEPARTMENT
(509) 962-7698

DEPARTMENT OF PUBLIC WORKS
(509) 962-7523

Account name: 024084

Date: 6/13/2011

Applicant: H&C TRUST

Type: check # 3366

<u>Permit Number</u>	<u>Fee Description</u>	<u>Amount</u>
SG-11-00004	ADMINISTRATIVE SEGREGATION	630.00
SG-11-00004	FM ADMINISTRATIVE SEGREGATION	130.00
SG-11-00004	PUBLIC WORKS ADMIN SEG	115.00
	Total:	875.00